

220115

22 July 2022

Jesse Gallo, Planning Board Chairman
Village of Warwick Planning Board
77 Main Street, PO Box 369
Warwick, NY 10990

RE: Site Plan – Western Addition LLC Dine-In Market, Bistro & Boutique Hotel
63 Wheeler Avenue, Village of Warwick, Orange County, NY
SBL 210-5-3

Dear Chairman Gallo:

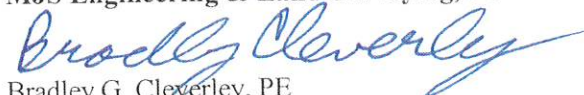
The above referenced property is an existing site with frontage on Wheeler Avenue, West Street and McEwen Street. The applicant plans to renovate the existing building for a Dine-In Market, Bistro and Boutique Hotel. The existing parking lot along Wheeler Avenue will be used for patron parking. The existing driveway on McEwen Street will be used as an exit from the site. The parking lot and driveway will be gravel.

We are in receipt of the letter prepared by David A. Getz; P.E. dated May 2, 2022. In response, we offer the following comments:

1. The applicant will apply for the proposed 12' parking isle width and the yard dimension for the proposed employee parking from the Zoning Board of Appeals (ZBA).
2. It is noted that the uses will be "k" for Retail, Eating and Drinking Establishments and "m" for Hotels.
3. The Village of Warwick Zoning map has been attached with the site location noted.
4. The floor plan will be submitted as this project proceeds.
5. The potential environmental issues are noted. The site has been disturbed. The trees will be removed when it does not affect the Indiana Bat.
6. This submission includes the topography, grading, utilities and landscaping.

If you have any questions or require further clarification, please do not hesitate to contact the undersigned.

Sincerely,
MJS Engineering & Land Surveying, PC


Bradley G. Cleverley, PE
Project Manager

BGC/mlp
Enclosures

cc John Contreras

Village of Warwick Zoning Map

